

CITY OF BLOOMINGTON



February 8, 2016 @ 4:30 p.m.
CITY HALL - HOOKER
CONFERENCE ROOM #245

**CITY OF BLOOMINGTON
PLAT COMMITTEE
February 8, 2016 at 4:30 p.m.**

***Hooker Conference Room #245**

ROLL CALL

MINUTES TO BE APPROVED: December

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

PUD-7-16

**Joe Kemp Construction
2400 S Adams St**

Final plan approval of 8 single family lots, 24 attached single family lots and 2
common area lots on 3.87 acres.

Case Manager: Eric Greulich

BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 2400 S. Adams Street

CASE #: PUD-07-16
DATE: February 8, 2016

PETITIONER: Joe Kemp Construction
5458 N. 1200 E, Loogootee

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington, IN

REQUEST: The petitioner is requesting final plat approval of 8 single family lots, 24 attached single family lots, and 2 common area lots on 3.87 acres.

BACKGROUND:

Area: 3.87 acres
Current Zoning: PUD
GPP Designation: Urban Residential
Existing Land Use: Vacant
Proposed Land Use: Single and Multifamily dwelling units
Surrounding Uses: North – Vacant (Sudbury Parcel N)
West – Single family residence
East – Elementary school (Summit)
South – Attached Single Family (Summit Ridge/Woolery Mill)

SUMMARY: The property is located at 2400 S. Adams Street and is on Parcel O of the Sudbury PUD. Surrounding land uses include Summit Elementary School to the east, Summit Ridge attached single family units and the Woolery Mill to the south, a single family residence to the west, and the vacant Parcel N of the PUD to the north. This property is a mix of pasture and wooded areas with some scattered karst features.

The Sudbury PUD was approved in 1999 under PUD-80-98 and this site received PUD Preliminary Plan approval and preliminary plat approval last year under PUD-08-15. A grading permit has also been issued to allow site grading and infrastructure installation. The petitioner is now requesting final plat approval to plat Phase 1 of the development to be known as “Summit Woods”. This plat includes 8 single family lots, 24 attached single family lots, and 2 common area lots. Common area lot #19 is being set aside to meet environmental preservation requirements and contains several karst features. Common area lot #23 contains the detention pond for this development.

This parcel will be accessed by a new public street connection to Adams Street to the east, as well as by connections to the public streets in Summit Ridge to the south. With this project Adams Street will be extended and a total of 75’ of right-of-way will be dedicated for its extension. All of the internal streets proposed with this development would be public. A road stub has been shown to the adjacent Parcel N to the north to provide future road connections. The attached single family lots will all have alley access to the garages with a 14’ wide alley within 20’ of right-of-way.

FINAL PLAT REVIEW:

Lot Layout: This plat will create 8 single family lots and 24 paired patio home lots. Each paired patio home will be surrounded by common area and each owner will own the footprint of the building. This is similar to the arrangement of Summit Ridge to the south. Also being platted are 2 common area lots with one of those lots being for detention.

Development Standards: The Sudbury PUD outlined specific standards for development based on the land use type. The single family lots are governed by the “small lot single family detached” standards of the Sudbury PUD. The sideyard setback is 6’ regardless of story. The PUD required a 15’ build-to-line for the single family residences and the Plan Commission approved an additional standard to require front loaded garages to be 20’ behind the front of the residence. The attached single family residences would be governed by the “Townhouse/Rowhouse” standards of the Sudbury PUD and the submitted petitioner statement.

Pedestrian Facilities/Alternative Transportation: All of the internal streets will be public with 50’ of right-of-way and 5’ sidewalks and 5’ tree plots. Adams Street will be required to be extended with this petition and will have a 5’ sidewalk on the west side of the street with an 8’ wide asphalt sidepath on the east side. An 8’ wide asphalt sidepath has been shown along the north side of the main east/west road to provide a connection from the Clear Creek trail to Adams Street, as well as to RCA Community Park to the east. The PUD also required an extension of Clear Creek Trail to go across this property to provide a connection from the Woolery Mill property to other portions of the Sudbury PUD to the north, this connection will be platted with Phase 2.

Utilities: Sanitary sewer mains for this phase will be extended from Summit Ridge to the south. The water mains will be extended from Adams Street and Countryside Lane. Future phases will evaluate extending the mains to eventually connect to Weimer Road or through the Woolery Mill to the south. Stormwater detention will be handled by a large stormwater detention pond on the west side of the site that will be placed in a common area lot shown as Lot #23. Several rain gardens have been placed around the site to provide water quality improvements before stormwater reaches the main pond. The main pond will also be planted with a rain garden mixture to provide additional water quality improvements.

Environmental: There are several karst features scattered around the property and the petitioner has placed all of the karst features on this phase within a conservation easement. The PUD required 12.2 acres of preservation on the overall parcel the karst features on this site are located on common area lots and within a conservancy easement. Signage is required along the back sides of the units adjacent to the conservation areas and must be installed per UDO requirements. Signs are required no more than 200 feet apart and shall be a maximum of 1.5 square feet.

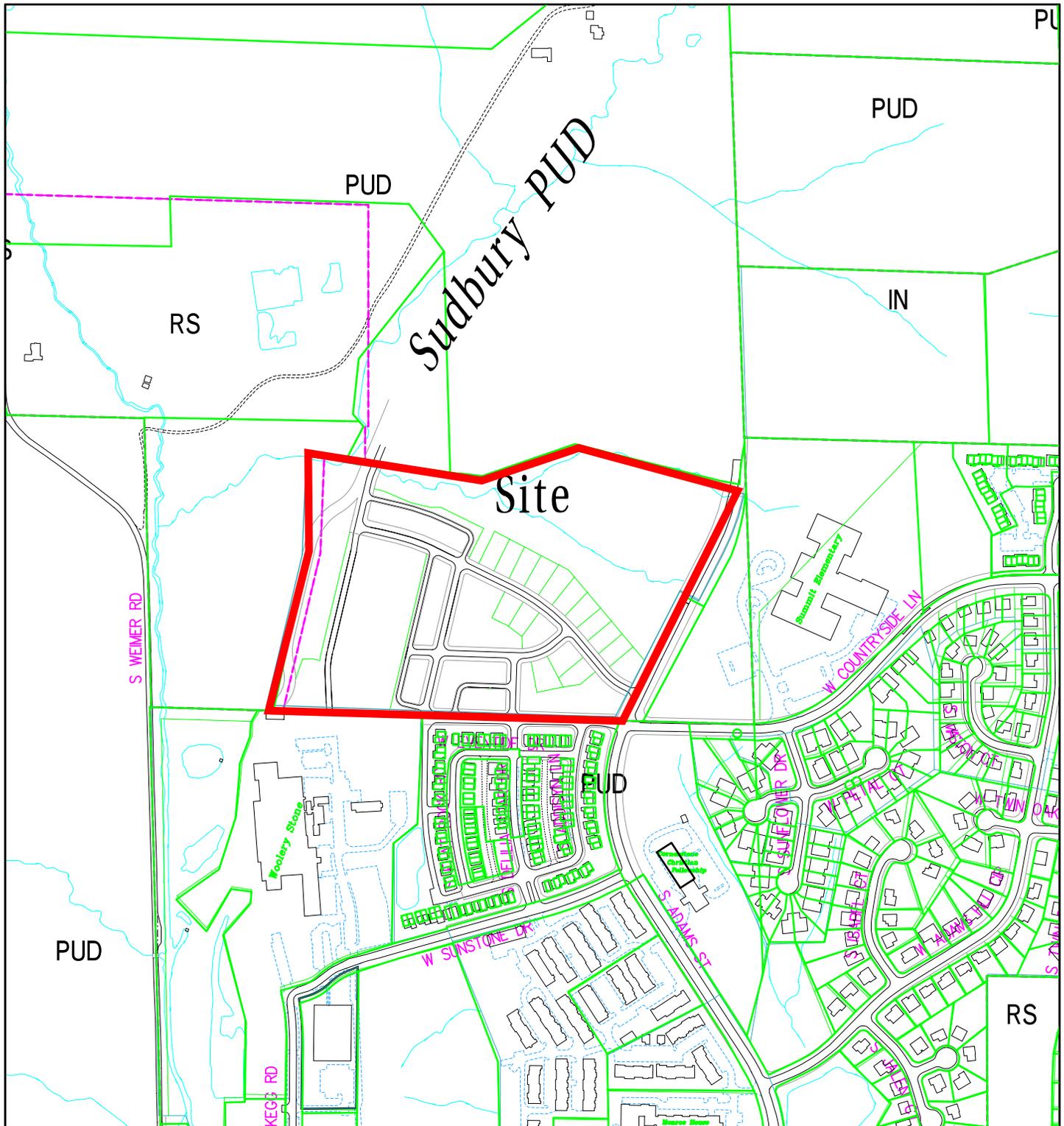
Right-of-Way: With this project Adams Street is required to have a total of 75’ of right-of-way dedicated and all improvements constructed. The petitioner is requesting to delay that dedication and construction until Phase 2. Staff is comfortable delaying this

dedication with the condition that dedication and construction must occur with Phase 2 or within 5 years, whichever happens first. A condition of approval requiring a zoning commitment to that effect is proposed. This parcel will be accessed by a new public street connection to Adams Street to the east and the public streets in Summit Ridge to the south. All of the internal streets proposed with this development would be public with 50' of dedicated right-of-way. All internal streets, with the exception of some areas next to environmental features, will have a 5' wide concrete sidewalk and 5' tree plot. The attached single family lots will have alley access to the garages with a 14' wide alley within 20' of right-of-way. This is consistent with the standards of the UDO and other approved developments featuring alley loaded units. Staff has worked with the petitioner on the location of street lights within this subdivision.

Common Area: There are two common area lots proposed with this plat. One of the lots is for protection of karst features and the second common lot is for a detention pond that serves the whole development. Both of those types of features are required to be on common area. A facilities maintenance plan has been submitted with this plat.

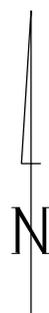
RECOMMENDATION: Staff recommends approval of this subdivision request with the conditions:

1. The right-of-way and construction of the Adams Street extension is required with any future subdivision approvals or 5 years, whichever happens first. A zoning commitment is required for that requirement.
2. Street addresses must be shown on the final plat prior to recording.
3. Signage along the karst features shall be placed per UDO requirements.
4. The plat must cross-reference the facility maintenance plan which must also be recorded.

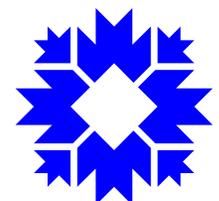


PUD-07-16 Joe Kemp Construction
 2400 S Adams Steet
 Plat Committee
 Site Location, Zoning, Parcels, Land Use

By: greulice
 4 Feb 16

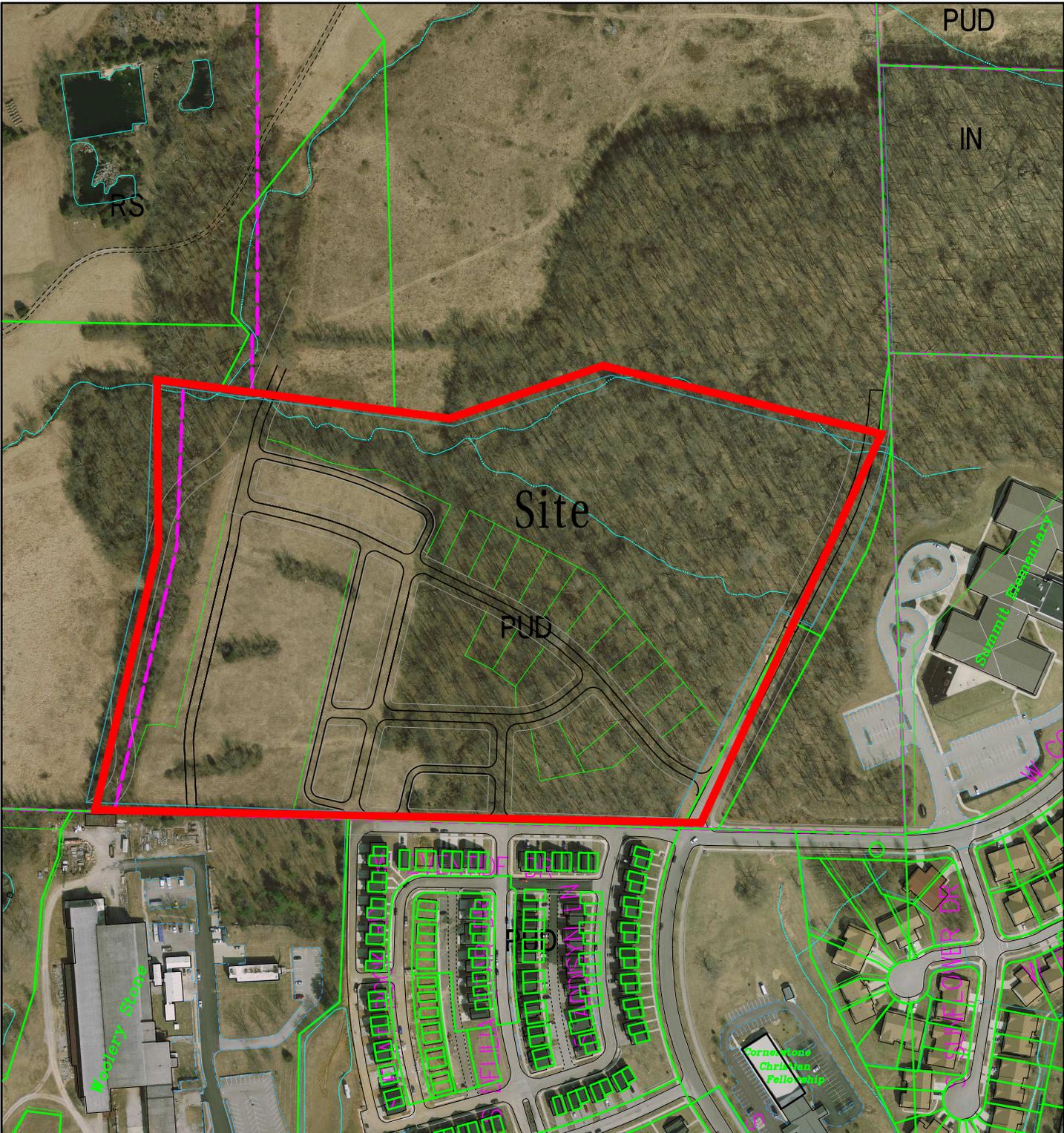


City of Bloomington
 Planning & Transportation



Scale: 1" = 500'

For reference only; map information NOT warranted.



PUD-07-16 Joe Kemp Construction

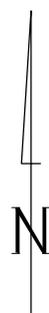
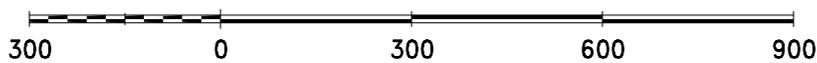
2400 S Adams Street

Plat Committee

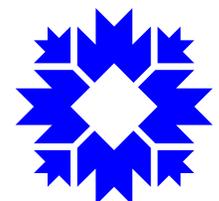
2014 Aerial Photograph

By: greulice

4 Feb 16



City of Bloomington
Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.



Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.

January 11, 2016

Eric Greulich
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, IN. 47404

Re: Summit Woods
Phase 1 Final Plat
Sudbury Parcel O Property

Dear Eric,

On behalf of our client, Joe Kemp Construction, we respectfully request to be placed on the Plat Committee agenda for the February 8th meeting for consideration of Final Plat approval for Summit Woods Phase 1 located on Sudbury Parcel O.

Details of the project are contained in the attached petitioner's statement as well as shown on the plat drawing.

Should you have any questions concerning our application, please contact me.

Sincerely,

Steven A. Brehob
Smith Brehob & Assoc., Inc

Cc: 5121 correspondence_out
Attachments: Final Plat
Application form
Filing fee
J:\5121\Approval_processing\Phase 1_Final Plat Application.docx.



Providing professional land planning, design, surveying and approval processing for a sustainable environment.

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.

Summit Ridge – Phase 1 Final Plat Petitioner's Statement

Location

The site is located on the Sudbury Farm PUD, specifically on the parcel designated as "O". This parcel lies at the north end of the Woolery PUD immediately west of the dead end road stub of Adams Drive.

Size

Phase 1 includes all of the Parcel O area and is 27.98 acres in size. Phase 1 of the development includes 8 detached single family residential lots, 4 Blocks for the attached single family residential units, 2 common area lots and 1 Block for future subdivision into additional phases.

Common Area Lot 19

This common area lot is comprised of tree conservancy area and karst conservancy area.

Common Area Lot 23

This common area lot is comprised of tree conservancy area and detention area easement. The detention area will provide for stormwater detention for all of Sudbury Parcel O.

Access

Access is provided by the dedication of new public roadways and alleys. The right-of-way width of public roadways is 50'. The right-of-way width of public alleys is 20'. An additional 10' of right-of-way dedication along the south side of the property is being made for W. Countryside Lane.

Lot Standards

Lot standards for the development are as approved by the PUD and Plan Commission.

Detached Single Family

Minimum Lots size = 6,600 Sf (0.15 AC)

Minimum Lot Width = 60' at BSL

Minimum Lot Depth = 110'

Front Yard Setback (build to line) = 15'



Rear Yard Setback = 25'
Side Yard Setback = 5', regardless of number of stories
Garage Setback = 20' from build to line for front load garage
No additional setback for side load garage
Unit type – 1 story ranch, ranch over basement, 2 story
Finished floor must be a minimum of 2' above street grade

Attached Single Family Area

Limited common area outside unit footprint
Front yard Setback (build to line) = 10'
Side yard setback adjacent to alley = 10'
Minimum distance between units = 15'
2 parking spaces per unit, minimum
Unit type – 2 story over basement garage, 2 story
Parking - Internal garage, driveway and or surface parking
Parking / Garage Area Access derived from a public alley

FACILITIES PLAN
FOR
SUMMIT WOODS

Prepared by:
Smith Brehob & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, IN. 47401

PUD-07-16
Facilities Maintenance
Plan

FACILITIES PLAN

Summit Woods

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FACILITIES PLAN

Summit Woods

Project Description

The project consists of 28 acres of property located at the north end of S. Adams Rd. that will be developed with single family and multifamily homes as well as common park areas. Exhibit A shows the location of the site.

Maintenance Responsibility

The Home Owners Association (HOA) shall be solely responsible for the maintenance of the community park, attached single family residence (ASFR), common and conservancy areas and storm water facilities within the Summit Woods development as described in this Facilities Plan.

Common Area Facilities

Community Park

The Community Park is centrally located in the Summit Woods development as shown on Exhibit B. The Community Park includes open lawn areas, playground equipment, a shelter house, landscape areas and wooded conservancy area. Within the two landscape areas, there are storm inlets that will need to be inspected as described in the "Storm Sewer Inlet Maintenance" section.

Attached Single Family Residential (ASFR)

The ASFR areas are located throughout the Summit Woods development as shown in Exhibit B. The exterior area within the ASFR area, as delineated on Exhibit B, is the responsibility of the HOA.

Common and Conservancy Areas

Common areas are located throughout the Summit Woods development as shown in Exhibit B. These areas are wooded and are to be kept as conservancy areas that are not to be disturbed. Within these areas are numerous karst features. It is important the karst features remain in their natural, undisturbed state.

Lawn and Landscape Maintenance

The lawn area shall be mowed on a regular basis during the growing season. Any diseased or dead plants within the landscape area shall be promptly removed and replaced. Leaves shall be collected in a timely manner during the fall to prevent them from being carried downstream and clogging storm sewer inlets. Any litter or refuse shall be removed and disposed of properly.

FACILITIES PLAN

Summit Woods

Playground and Shelter House Maintenance

The playground equipment and shelter house shall be inspected annually. Repairs shall be made immediately if necessary.

Storm Water Facilities**Storm Water Detention**

Storm water detention facilities are provided in 3 aboveground detention basins. Basin 1 is located within the western portion of the property. Basin 2 and Basin 3 are located within the northwestern portion of the property. Exhibit B shows the location of the detention basins. These facilities are located within the common areas of the development and are the responsibility of the HOA.

Basin 1

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit C.

Basin 2

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit D

Basin 3

This above ground basin provides both water quality treatment and water quantity release rate control. The bottom of the basin contains a mix of amended soils and pea gravel with an underdrain and is designed to promote storm water infiltration and water filtration. The outlet control structure is designed to provide for extended detention times, forcing storm water infiltration and release through an under drain system within the pea gravel layer. The location of the basin is shown on Exhibit B. Details of the outlet control structure and amended soils are shown on Exhibit E.

FACILITIES PLAN

Summit Woods

Basin Maintenance

Maintenance and periodic inspection of the detention basins will be required. The basins should be inspected on a quarterly basis. The basins should be kept clean of trash and debris that could clog the outlet control structure. Accumulated sediment 6 in. depth or more should be promptly removed from the basin and the outlet control structures.

Storm Sewer Inlet

Maintenance and periodic inspection of all common area storm sewer inlets will be required. These inlets are located in the landscape areas within the Community Park. The inlets should be kept clean of trash and debris that could clog the storm sewer system. Accumulated sediment 6 in. depth or more should be promptly removed from the inlets to prevent the storm sewer system from not operating as designed.

Changes in Management

The operation and maintenance requirements described in this Facilities Plan shall run with the land. The HOA shall be responsible for notifying the City of Bloomington of any change in management or third party property management company. Any change in management or third party property management company shall be documented in the Facilities Plan.

Right-of Entry

The HOA hereby gives the City of Bloomington the right-of-entry over and across the property to inspect the facilities described in this Facilities Plan.

Technical Questions

Any questions regarding the appropriate maintenance or repairs should be directed to Steve Brehob at Smith Brehob & Associates, Inc. 812-336-6536.

FACILITIES PLAN

Summit Woods

Appendix A:
Stormwater Detention Inspection Report

Date of Inspection _____

Company Name _____

Street Address _____

City, State, ZIP _____

Phone _____

Inspector _____

Outlet Control Manhole Structures

Sediment Present Y N

Sediment Removed Y N

Damage Y N

Describe Nature and Repair Required _____

Rip Rap Apron

Erosion Present Y N

Debris Present Y N

Describe Nature and Repair Required _____

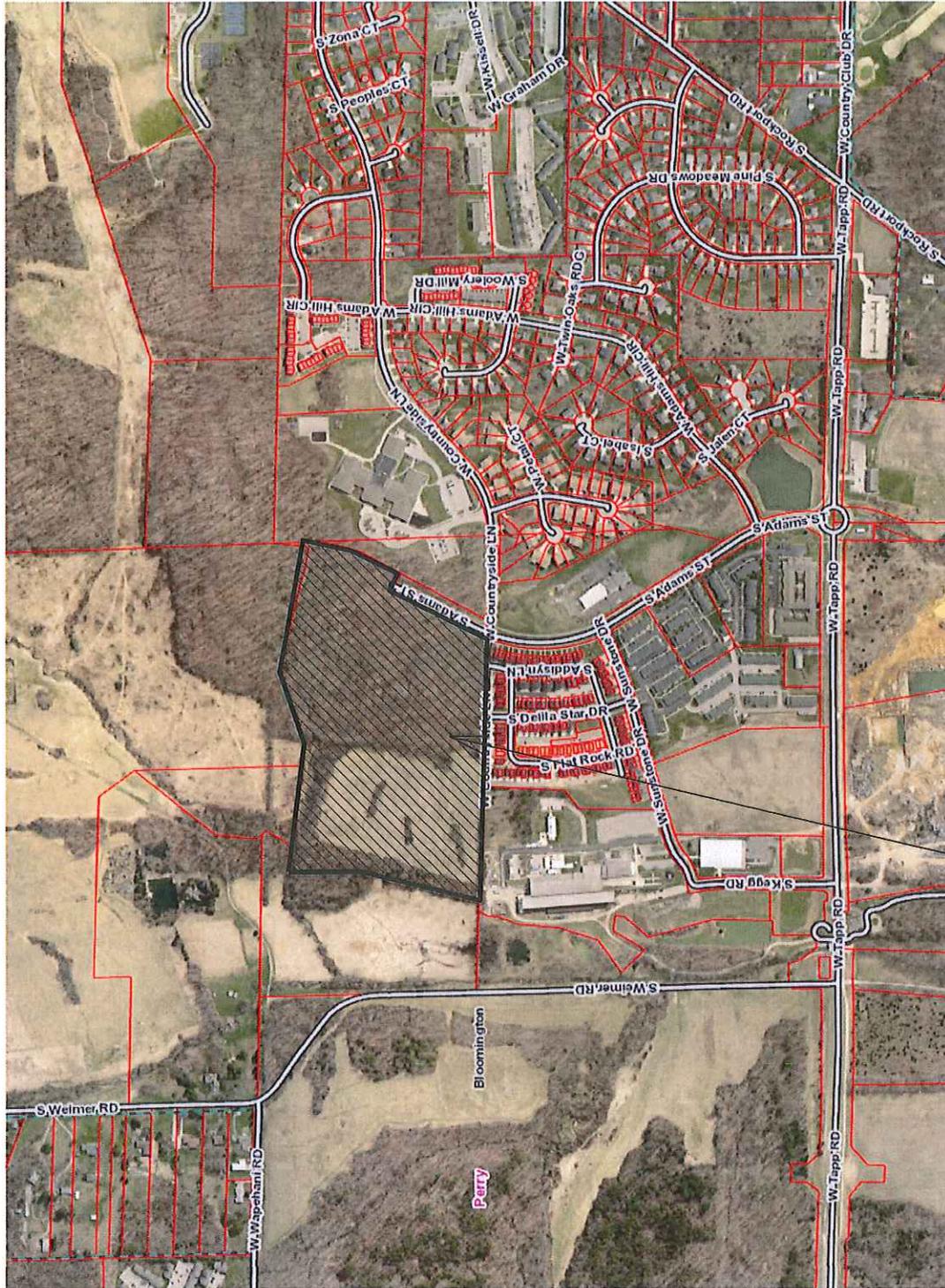
Additional comments or actions to be taken

Time Frame

Exhibits

PUD-07-16
Facilities Maintenance
Plan

EXHIBIT A



SITE

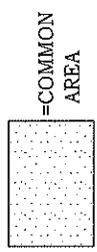
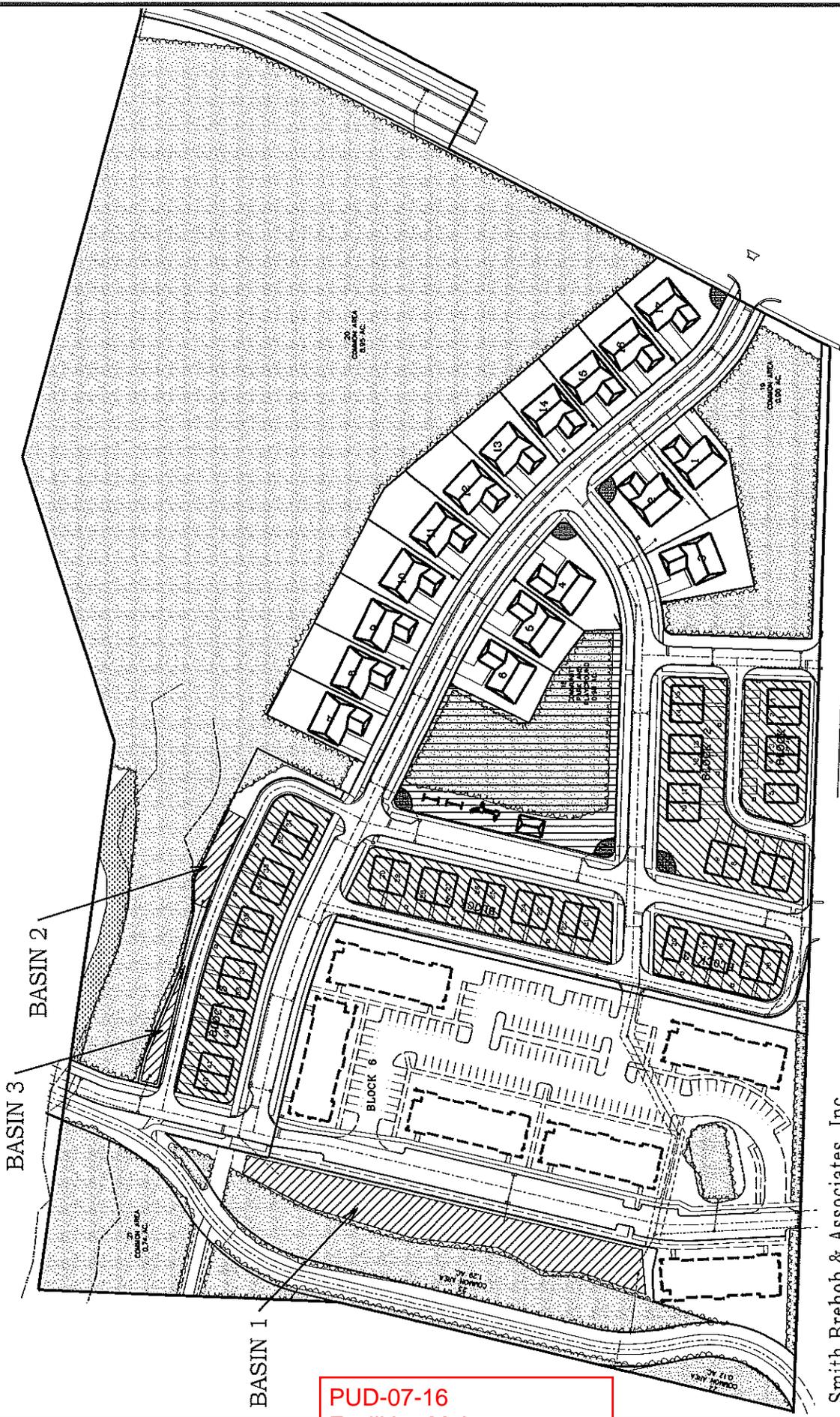
Smith Brehob & Associates, Inc.

453 S. Clarizz Boulevard
 Bloomington, Indiana, 47401
 Telephone: (812) 336-6536
 Fax: (812) 336-0513
 Web: <http://smithbrehob.com>



**PUD-07-16
 Facilities Maintenance
 Plan**

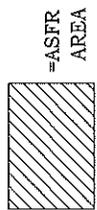
EXHIBIT B



=COMMON AREA



=COMMUNITY PARK



=ASFR AREA



=DETENTION BASINS

Smith Brehob & Associates, Inc.

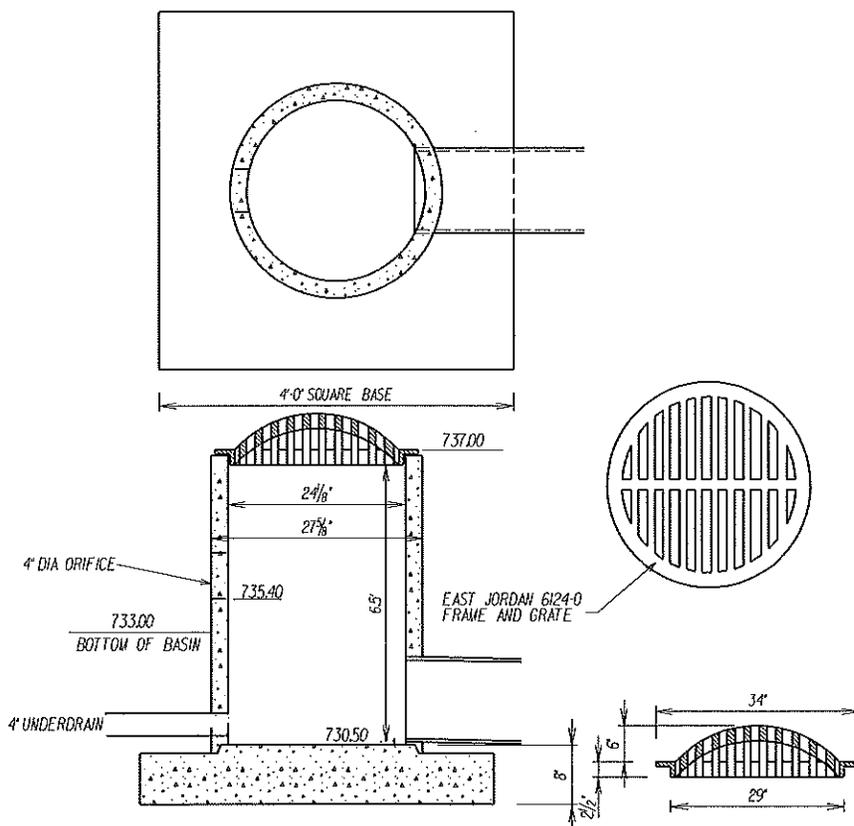
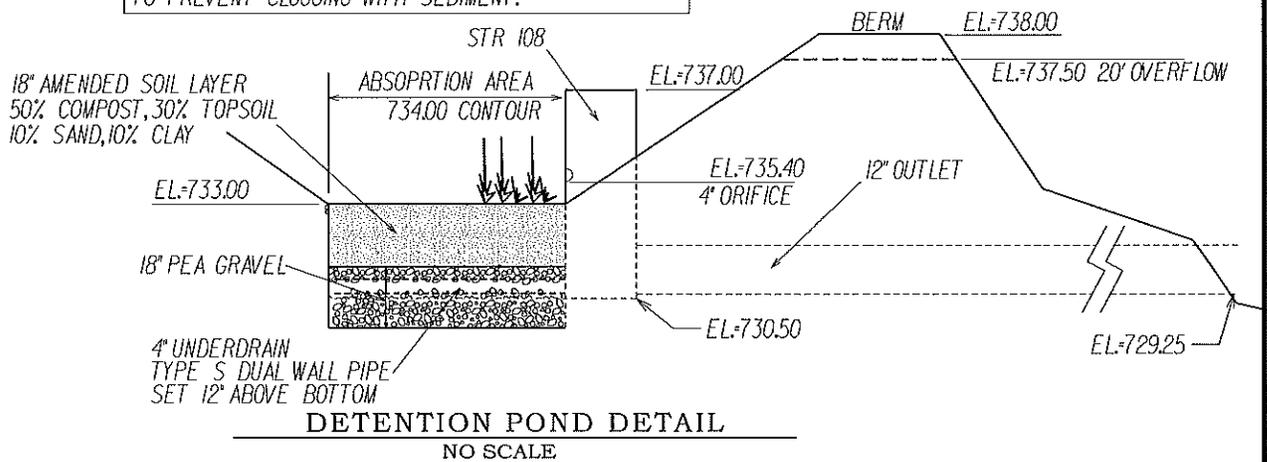


Bloomington, Indiana, 47401
 Telephone: (812) 336-6536
 Fax: (812) 336-0513
 Web: <http://smithbrehob.com>

PUD-07-16
 Facilities Maintenance
 Plan

EXHIBIT C

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



BASIN 1
STORM STRUCTURE 108 DETAIL

NO SCALE

Smith Brehob & Associates, Inc.

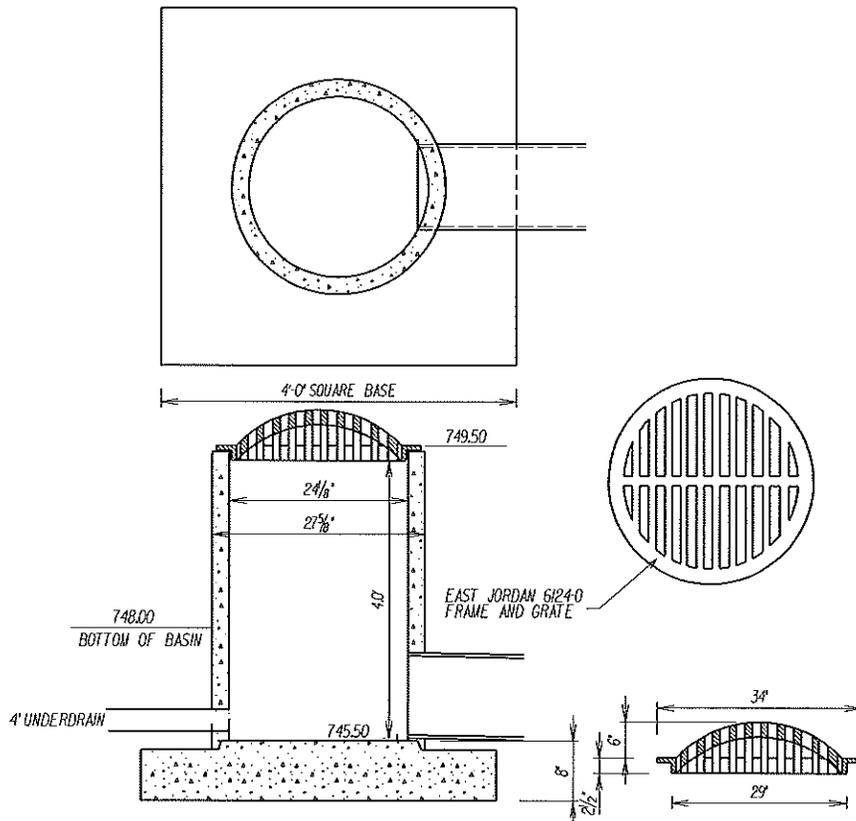
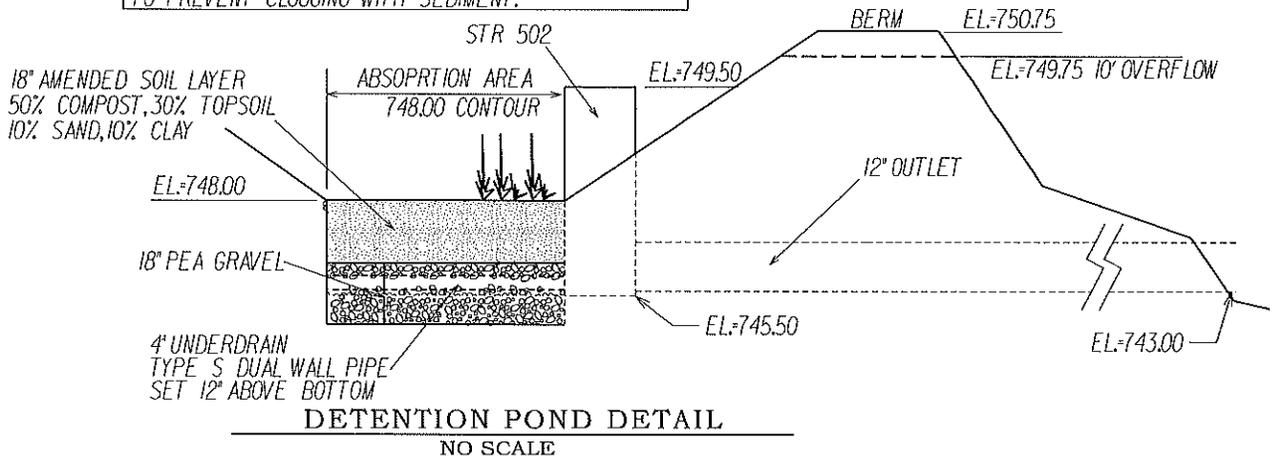


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PUD-07-16
Facilities Maintenance
Plan

EXHIBIT D

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



Smith Brehob & Associates, Inc.

STR 502 DETAIL

NO SCALE

BASIN 2

STORM STRUCTURE 502 DETAIL

NO SCALE

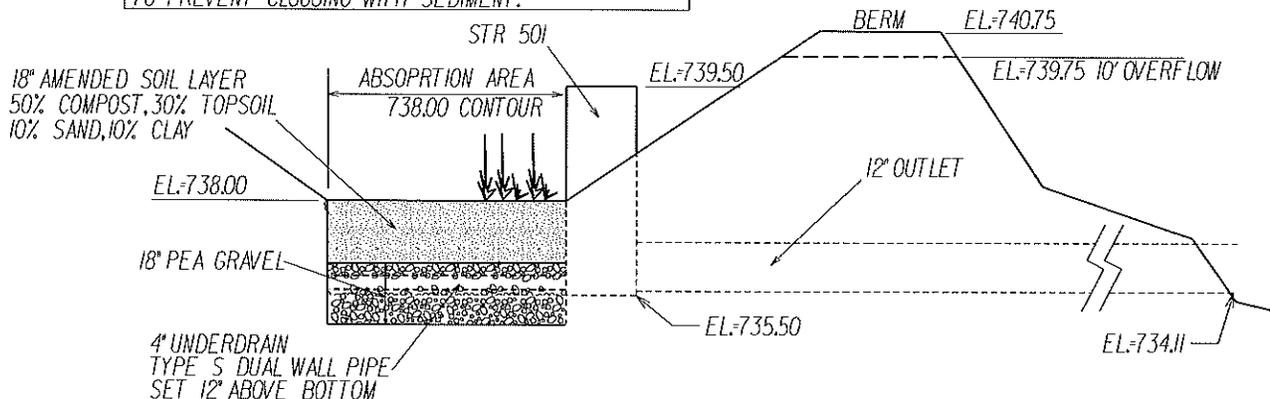


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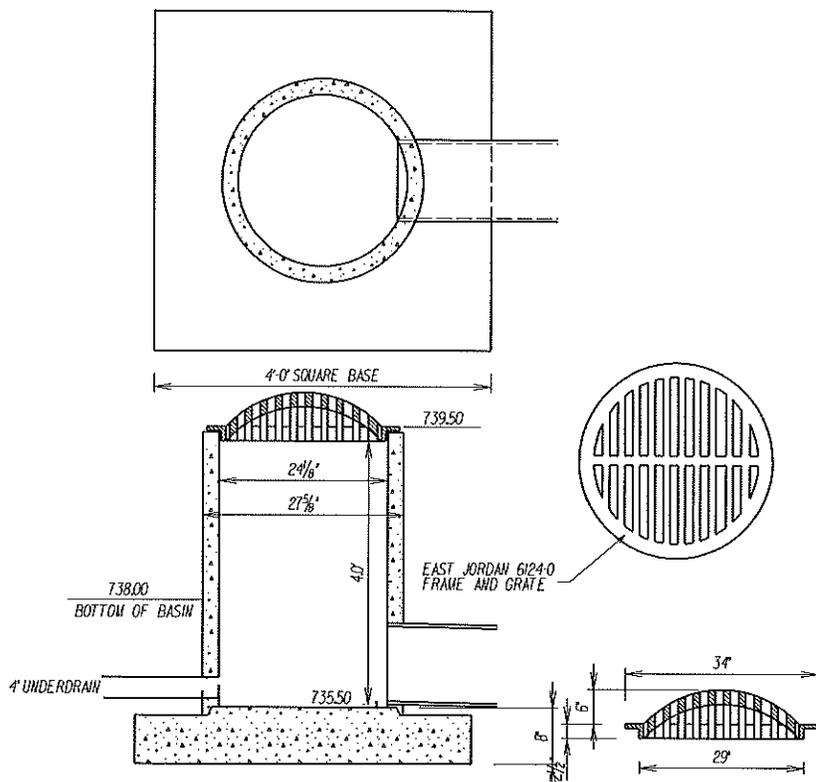
PUD-07-16
Facilities Maintenance
Plan

EXHIBIT E

PEA GRAVEL AND AMENDED SOIL TO BE INSTALLED AFTER SITE HAS BEEN STABILIZED TO PREVENT CLOGGING WITH SEDIMENT.



DETENTION POND DETAIL
NO SCALE



STR 501 DETAIL
NO SCALE

Smith Brehob & Associates, Inc.



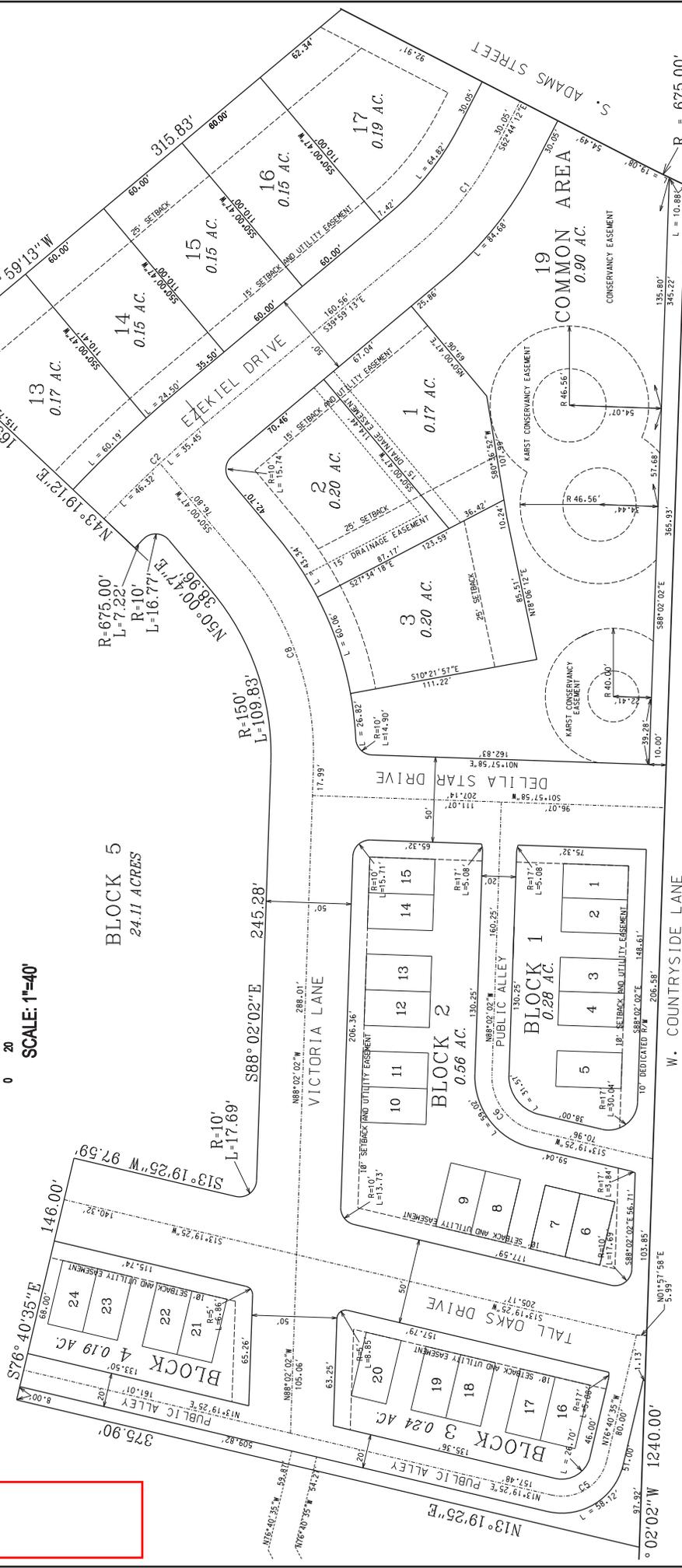
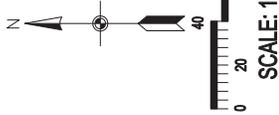
453 S. Clarizz Boulevard
Bloomington, Indiana, 47401
Telephone: (812) 336-6536
Fax: (812) 336-0513
Web: <http://smithbrehob.com>

BASIN 3
STORM STRUCTURE 501 DETAIL

NO SCALE

PUD-07-16
Facilities Maintenance
Plan

PUD-07-16
Final Plat



R = 675.00'
L = 29.97'
CD = S 14° 53' 0"
CL = 29.96'

R = 675.00'
L = 10.886'
L = 10.886'

R = 675.00'
L = 29.97'
CD = S 14° 53' 0"
CL = 29.96'

R = 675.00'
L = 29.97'
CD = S 14° 53' 0"
CL = 29.96'

R = 675.00'
L = 29.97'
CD = S 14° 53' 0"
CL = 29.96'

R = 675.00'
L = 29.97'
CD = S 14° 53' 0"
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CD = S 14° 53' 0"
CL = 29.96'

R = 675.00'
L = 29.97'
CD = S 14° 53' 0"
CL = 29.96'

LOT#	ADDRESS
1	W. COUNTRYSIDE LANE
2	EZEKIEL DRIVE
3	EZEKIEL DRIVE
4	EZEKIEL DRIVE
5	EZEKIEL DRIVE
6	EZEKIEL DRIVE
7	EZEKIEL DRIVE
8	EZEKIEL DRIVE
9	EZEKIEL DRIVE
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18	EZEKIEL DRIVE
19	EZEKIEL DRIVE
20	EZEKIEL DRIVE
21	EZEKIEL DRIVE
22	EZEKIEL DRIVE
23	EZEKIEL DRIVE
24	EZEKIEL DRIVE

UNIT#	ADDRESS
1	W. COUNTRYSIDE LANE
2	W. COUNTRYSIDE LANE
3	W. COUNTRYSIDE LANE
4	W. COUNTRYSIDE LANE
5	W. COUNTRYSIDE LANE
6	W. COUNTRYSIDE LANE
7	W. COUNTRYSIDE LANE
8	W. COUNTRYSIDE LANE
9	W. COUNTRYSIDE LANE
10	W. COUNTRYSIDE LANE
11	W. COUNTRYSIDE LANE
12	W. COUNTRYSIDE LANE
13	W. COUNTRYSIDE LANE
14	W. COUNTRYSIDE LANE
15	W. COUNTRYSIDE LANE
16	W. COUNTRYSIDE LANE
17	W. COUNTRYSIDE LANE
18	W. COUNTRYSIDE LANE
19	W. COUNTRYSIDE LANE
20	W. COUNTRYSIDE LANE
21	W. COUNTRYSIDE LANE
22	W. COUNTRYSIDE LANE
23	W. COUNTRYSIDE LANE
24	W. COUNTRYSIDE LANE

UNIT#	ADDRESS
1	VICTORIA LANE
2	VICTORIA LANE
3	VICTORIA LANE
4	VICTORIA LANE
5	VICTORIA LANE
6	VICTORIA LANE
7	VICTORIA LANE
8	VICTORIA LANE
9	VICTORIA LANE
10	VICTORIA LANE
11	VICTORIA LANE
12	VICTORIA LANE
13	VICTORIA LANE
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15	VICTORIA LANE
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24	VICTORIA LANE

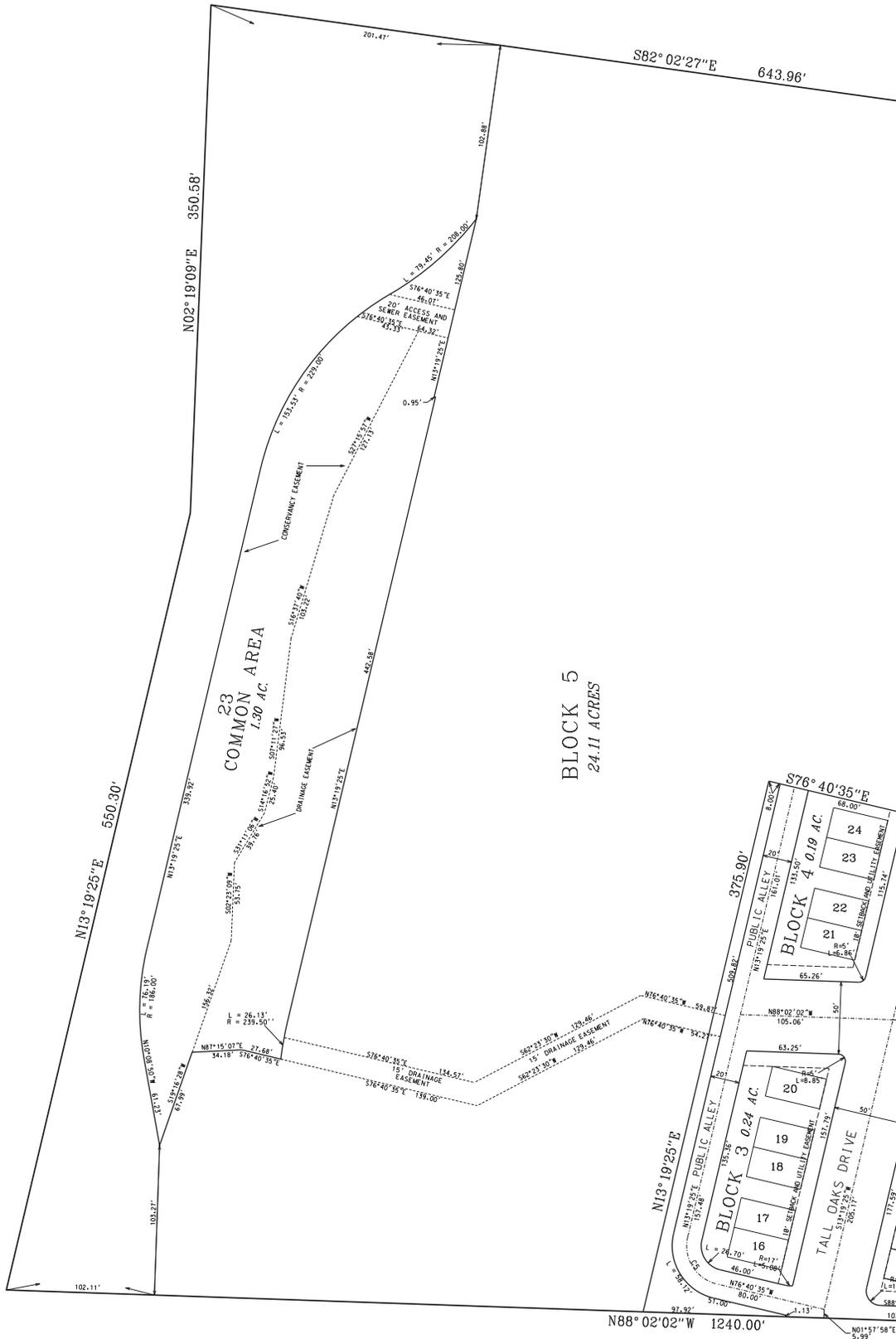
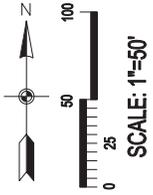
SUMMIT WOODS PHASE 1 - FINAL PLAT

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARITZ BLVD., BLOOMINGTON, INDIANA 47401





SUMMIT WOODS PHASE 1 - FINAL PLAT



BLOCK 5
24.11 ACRES

BLOCK 23
1.30 AC.

PUD-07-16
Final Plat

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence South 87 degrees 11 minutes 18 seconds East, a distance of 10.78 feet to the West right of way line of Adams Street; thence the next 4 courses along said West line:

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West, 361.29 feet;
2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;
3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 615.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;
4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet to the true Point of Beginning; thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.30 feet to a 5/8-inch rebar with yellow cap; thence North 02 degrees 19 minutes 09 seconds East, a distance of 350.58 feet to a 5/8-inch rebar with yellow cap; thence South 82 degrees 02 minutes 27 seconds East, a distance of 643.96 feet to a 5/8-inch rebar with yellow cap; thence North 71 degrees 56 minutes 27 seconds East, a distance of 349.06 feet to a 5/8-inch rebar with yellow cap; thence South 74 degrees 53 minutes 04 seconds East, a distance of 531.85 feet to a 5/8-inch rebar with yellow cap; thence South 78 degrees 44 minutes 31 seconds East, a distance of 75.00 feet to a 5/8-inch rebar with yellow cap on the East right of way line of Adams Street and the point of curvature of a non-tangent curve concave westerly and having a radius of 790.00 feet and a chord bearing and distance of South 19 degrees 15 minutes 29 seconds West, 220.61 feet; thence continuing along said East right of way line South 27 degrees 15 minutes 48 seconds West, a distance of 194.68 feet; thence North 62 degrees 44 minutes 12 seconds West, a distance of 75.00 feet to the West right of way line of Adams Street; thence South 27 degrees 15 minutes 48 seconds West, a distance of 473.40 feet to the point of curvature of a tangent curve to the left having a radius of 675.00 feet and a chord bearing and distance of South 14 degrees 53 minutes 02 seconds West, 29.36 feet; thence Southerly along said curve and West right of way line through a central angle of 02 degrees 32 minutes 37 seconds for a length of 29.97 feet to the Point of Beginning, containing 27.98 acres, more or less.

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.
 Certified this ___th day of February, 2015.

 Stephen L. Smith
 Registered Land Surveyor No. LS80040427
 State of Indiana
 I affirm under the penalties for perjury, that I have taken reasonable care to read each Social Security Number document unless required by law.
 L. Smith

**PUD-07-16
 Final Plat**

The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions. Recorded on ___ as Instrument Numbers ___ and ___ in the office of the Recorder of Monroe County, Indiana.

The undersigned, Joseph Kemp, Jr., President of Joe Kemp Construction, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Summit Woods Phase 1.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr., President, has hereunto executed this ___ day of _____, 2016.

Joseph Kemp Jr., President
 Joe Kemp Construction, LLC.

STATE OF INDIANA)
 COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Summit Woods Phase 1 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this ___ day of _____, 2016.
 My Commission Expires: _____.

 NOTARY PUBLIC
 a resident of Monroe County

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by the Board of Public Works at a meeting held:

- . President
- . Member
- . Member

Approved by the City Plan Commission at a meeting held:

- Tom Mircuda, Director of Planning and Transportation
- Jack Baker, President of Plan Commission

